

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

December 11, 2006

PRESENT: Tom Cowan, Chairman
Terry Janicz
John Olaf
Don Hoefler
John Potera
Andy Kelkenberg
Christine Falkowski, Recording Clerk
John Good, Code Enforcement Officer

ABSENT: Rick Meahl

The Planning Board meeting was called to order by Tom Cowan at 7:30PM.

Site Plan/Special Use Permit Application – 13800 Main Road **Used Auto Sales/Auto Repair – James J. Sulzbach**

Don Hoefler represented Mr. Sulzbach. Mr. Sulzbach's wishes to move his current business, Jim & Bob's Service in Pembroke, to his residential site at 13800 Main Road, currently zoned C-2. This area potentially will be rezoned RC in the near future. The majority of that business is towing, which is not mentioned in letter of intent. Don will check on this with Mr. Sulzbach. Christine asked if an office or bathroom was planned inside the barn, and Don stated no.

On December 1st, Don submitted the plan entitled "13800 Main Street Sulzbach Residential Site Landscape Plan" dated 2/28/06 with revisions dated 3/2006 and 11/2006. John Good had sent to Don an email requesting the plan show (1) number of vehicles on site (2) additional lighting at rear asphalt area (3) number of parking spots including handicapped at asphalt driveway (4) signage (5) 50' setback per Overlay Zone and (6) dimensions of all items. Don stated he never received the email request.

Wendel reviewed the site plan and prepared a memo dated December 11th commenting (1) Due to increase in pavement area from the previously approved site plan, design engineer must submit revised drainage calculations comparing the pre-construction conditions and post-construction conditions; and (2) As stated in memo dated April 3, 2006, at the time of the commercial site plan application, the site plan will be subject to all requirements under SEQR, and appropriate review and approval by the Town Board and Planning Board is required.

Don Hoefler will prepare the site plan changes and drainage calculations for presentation at the January 15th or February 5th meeting in 2007.

Minutes Review

John Olaf motioned to approve the minutes of November 20, 2006, seconded by Don:

Tom Cowan	-Aye
Terry Janicz	-Aye
John Olaf	-Aye
Andy Kelkenberg	-Aye
Don Hoefler	-Aye
John Potera	-Aye

Minimum Training Requirements for Planning & Zoning Officials Effective 1/1/07

There are four meeting dates in 2007 where we will meet at 7PM to take care of training requirement. Tom distributed to the Planning Board a memo from the Supervisor on this subject that he asked them to look over.

Open Development/Flaglots/Homeowner's Association

Tom met with Nathan regarding Nathan's critique of the sample Homeowner's Association agreement. Tom is planning to schedule a meeting in 2007 for the Town Board and Planning Board to discuss their opposing viewpoints.

John Potera made a motion to adjourn the meeting at 8:30PM, seconded by Terry and all approved.

Respectfully submitted,

Christine Falkowski
Recording Clerk